

City of Rochester Planning Department  
31 Wakefield Street  
Rochester, NH 03867  
(603) 335-1338



**\*PRELIMINARY\***  
**Site Plan Application**

Check one of the following: ☒ Design Review ☐ Conceptual (design review is strongly encouraged)

**Property information**

Tax map #: 215; Lot #(s): 17; Zoning district: R-2  
Property address/location: 15 Norway Plains Road; # acres: 5.37  
Name of project (if applicable): Proposed Subdivision

**Proposed project**

Describe proposed project: THE PROJECT CONSISTS OF THE CONSTRUCTION OF 12 LOT RESIDENTIAL SUBDIVISION  
WITH ASSOCIATED PARKING, CITY ROAD, DRAINAGE, UTILITIES, AND LANDSCAPING.

Nonresidential: current bldg. size N/A s.f.; total proposed bldg. size N/A s.f.

Residential: current # units 2; total proposed # units 41

City water? yes ☒ no ☐; how far is City water from the site? 0 ft (in Norway Plains Road)

City sewer? yes ☒ no ☐; how far is City sewer from the site? 0 ft (in Norway Plains Road)

**Applicant/Agent**

Property owner (include name of individual): The Estate of Bruce Roberts

Property owner mailing address: 15 Norway Plains Road, Rochester, NH 03868

Property owner phone # \_\_\_\_\_ email: \_\_\_\_\_

Applicant/developer (if different from property owner): Ekimbor, LLC (Robert Graham)

Applicant/Developer mailing address: 2637 East Atlantic Boulevard, Pompano Beach, FL 33062

Applicant/developer phone # 603-778-7521 email: Rob@graham-consult.com

Engineer/designer/agent: Kenneth A. Mavrogeorge, PE (Tighe & Bond, Inc.)

Engineer/designer/agent phone # 603-433-8818 email: kamavrogeorge@tighebond.com

[Signature] 5-27-16  
Signature Date

**Authorization to enter subject property**

*I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.*

Signature of property owner: \_\_\_\_\_

EKIMBOR, LLC

Date: 6-27-16

G0693-1  
July 5, 2016

Mr. Seth Creighton, Chief Planner  
31 Wakefield Street  
City Hall, Second Floor  
Rochester, NH 03867-1917

**Re: Preliminary Site Review Submission  
Proposed Subdivision  
15 Norway Plains Road  
Rochester, New Hampshire**

Dear Mr. Creighton:

On behalf of Ekimbor, LLC, we are pleased to present the following information supporting a Preliminary Site Plan Review for the above referenced project:

- One (1) Preliminary Site Plan Application;
- Twenty-two (22) copies of Project Narrative dated July 5, 2016.
- Twenty-two (22) copies of Due Diligence Authority Agreement dated June 2, 2016;
- Check in the amount of \$125.00 for Preliminary Site Plan Review fee;
- Three (3) 22" x 34" copies of the Preliminary Design Review Plans, dated July 5, 2016;
- Twenty-two (22) 11" x 17" copies of the Preliminary Design Review Plans, dated July 5, 2016;

The proposed project, which includes the construction of a 12 lot residential subdivision, is located on a 5.4 acre residential parcel located on Norway Plains Road in Rochester New Hampshire.

For your information, we have enclosed a Project Narrative which summarizes the proposed project in more detail.

We respectfully request to be placed on the Technical Review Group's July 14, 2016 meeting agenda. We would also like to be placed on the Planning Board's August 1, 2016 meeting agenda.

We are available to meet with City staff at your convenience to review the plans and address any questions. We look forward to working with both the TRG and the Planning Board on this project. Please contact me at (603) 433-8818 if you have any questions.

Sincerely,

  
Kenneth A. Mavrogeorge, P.E.  
Project Manager

KAM/  
(G0693-Preliminary Design Review\_Cover Letter.doc)

Enclosures

Cc: Robert Graham, Ekimbor, LLC (via email)

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**Project Narrative**

**Norway Plains Road Subdivision – Ekimbor, LLC**

**Date: July 5, 2016**

**Existing Conditions:**

Fifteen Norway Plains Road is a 5.4 acre lot in the northern part of Rochester, NH. The lot contains a single family home, a cabinet shop and two small sheds. The lot is bounded by the Northcoast Corporation Rail Road property to the east, a residential apartment complex to the north, and Norway Plains Road to the west. The lot slopes from north to south and is primarily wooded.

The site does contain two small wetland areas. However, the wetlands total less than one half acre and thus do not fall under the conservation overlay district.

**Proposed Project:**

The proposed subdivision of 15 Norway Plains Road consists of the creation of twelve (12) individual residential lots. As part of the proposed project the existing cabinet shop and two sheds would be removed while the single family home would be saved and on a lot approximately 20,000 sf in size. The remaining land would be subdivided into eleven (11) lots having a minimum size of 15,000 sf (as required by the City of Rochester Zoning Ordinance for four family dwellings).

The proposed development will have a four (4) unit townhouse on each lot. Each unit will have its own garage for parking as well as space for at least one vehicle to be parked outside of the building and off common travel ways. Each unit in each of the townhouses will have three (3) bedrooms. Including the four (4) bedroom single family home, the development will have a total of forty-one (41) units and 124 bedrooms. The preliminary layout of the development and a dimensional breakdown for each lot has been provided on the enclosed Site Plan.

The proposed townhouses will be serviced by a network of underground utilities (sewer, water, electric, and communication). In addition, the townhouses will be provided with underground propane tanks. The preliminary layout for the underground utilities has been shown on the enclosed Utilities Plan.

Since the project will disturb greater than 100,000 sf of contiguous area, the project will require Alteration of Terrain approval from the NHDES. Thus the stormwater treatment practices that will be designed will be done so in accordance with NHDES regulations. A preliminary stormwater layout has been provided in the enclosed Grading Plan.

The proposed subdivision includes the creation of a new City right-of-way (unnamed). The roadway is proposed to be 24 feet wide in accordance with the City's subdivision regulations and have sloped granite curbing on either side. The right of way is proposed to be forty (40) feet wide in lieu of the fifty (50) feet required by the City's regulations. A waiver will be requested to reduce the width of the right of way.

The proposed development will also have a landscape designed by a NH Licensed Landscape Architect familiar with the City's regulations and native NH species.

The proposed project does not propose any impacts to the wetland areas.

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PROPOSED SUBDIVISION  
PRELIMINARY DESIGN REVIEW  
15 NORWAY PLAINS ROAD  
ROCHESTER, NH  
(TAX MAP 215 LOT 17)

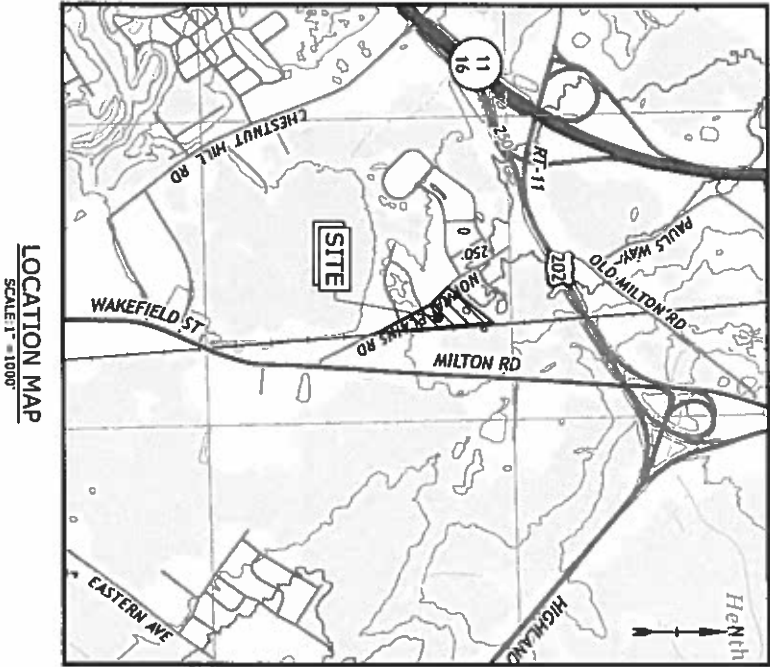
JULY 5, 2016

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Plan. July 5, 2016

LIST OF DRAWINGS	
SHEET NO.	SHEET TITLE
	COVER
G-001	GENERAL NOTES, LEGEND AND ABBREVIATIONS
1 OF 1	EXISTING CONDITIONS
V-101	EXISTING CONDITIONS/ DEMOLITION PLAN
C-101	SITE PLAN
C-102	GRADING PLAN
C-103	UTILITIES PLAN



PREPARED BY:  
**Tighe&Bond**  
www.tighebond.com

PREPARED FOR:  
Ekimbor, LLC  
2637 East Atlantic Blvd.  
Pompano Beach, FL 33062

OWNER:  
The Estate of Bruce J. Roberts  
15 Norway Plains Road  
Rochester, NH 03868

COMPLETE SET 7 SHEETS  
FOR MORE INFORMATION CONTACT:  
THE CITY OF ROCHESTER PLANNING DEPARTMENT AT (603) 335-1338

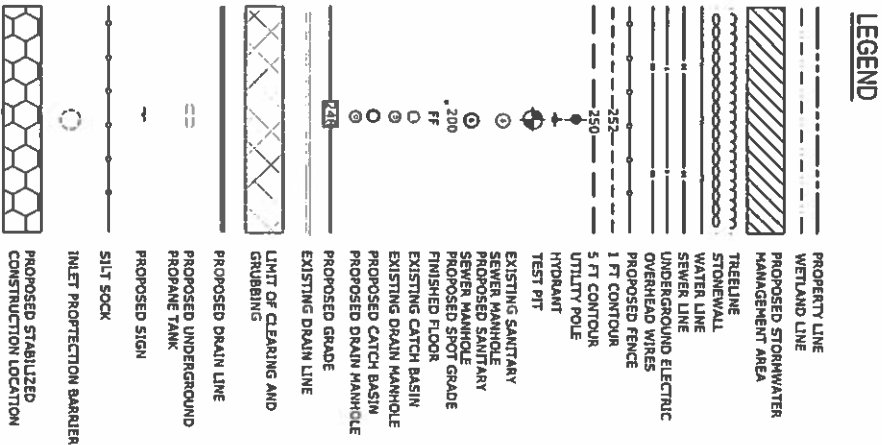
- GENERAL NOTES:**
1. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE SURVEYOR OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
  2. COORDINATE ALL WORK WITHIN NORWAY PLAINS WITH THE CITY OF ROCHESTER.
  3. CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES.
  4. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (DWG FILE) ON DISK TO THE CITY OF ROCHESTER UPON COMPLETION OF THE PROJECT. AS BUILTS SHALL BE PREPARED, CREDITED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER AND CONFORM TO THE CITY OF ROCHESTER STANDARDS.
  5. CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
  7. SEE EASTERLY SURVEYING, INC. "EXISTING CONDITIONS PLAN", PREPARED BY EASTERLY SURVEYING, INC. ON JUNE, 22, 2016 FOR BENCHMARK INFORMATION.
  8. CONTRACTOR SHALL CONTACT "DIG-SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON-SITE AT ALL TIMES.
  9. THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESSES AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FINE PROTECTION, DOMESTIC WATER, AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL, AND UTILITY COMPANY STANDARDS. CONSTRUCTION SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
  10. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITIONS.
  11. APPROXIMATE TREELINE DETERMINED BY AERIAL PHOTOGRAPHY FROM NH GRANITE FROM 2010.
- DEMOLITION NOTES:**
1. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
  2. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
  3. UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK. CONTRACTOR SHALL VERIFY LOCATION OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF THEY ARE NEARLY ADJACENT TO SERVICES AIR OR ON OR NEAR SITE SURFACE. CONTRACTOR SHALL NOTIFY THE CITY ENGINEER IMMEDIATELY OF ANY SUCH WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
  5. SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ADJUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
  6. PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
  7. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES WITHIN THE WORK LIMITS SHOWN AND CALLED OUT TO BE REMOVED. ITEMS TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO: PAVEMENT, PROCESSED ROCK FILL, CATCH BASINS, UNDERGROUND PIPING, SIGNS, TREES, AND SHRUBS. CONTRACTOR SHALL NOTIFY THE CITY ENGINEER IF THERE ARE EXISTING FEATURES THAT MUST BE REMOVED. EXISTING FEATURES CALLED OUT TO BE REMOVED BUT NOT SHOWN ON THE DRAWINGS SHALL BE REMOVED. THE LIMIT OF WORK SHALL BE REMOVED BY THE DEVELOPER'S SITE CONTRACTOR. REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
  9. CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR TO REPLACE IT.
  10. THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADEING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
  11. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT TRENCH PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
- SITE NOTES:**
1. STIP BARS WITHIN THE CITY OF ROCHESTER RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND CONFORM TO CURRENT STANDARDS.
  2. SEE DETAILS SHEETS FOR PAVEMENT MARKINGS, SIGNS, AND SIGN POSTS.
  3. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE WHITE LINES.
  4. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
  5. ALL WORK SHALL COMPLY WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
  6. ALL SIGNS SHALL CONFORM WITH "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
  7. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- GRADING AND DRAINAGE NOTES:**
1. CONSTRUCTION REQUIREMENTS:
    - BELOW PAVED OR CONCRETE AREAS 95%
    - TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL 95%
    - BELOW LOAM AND SEED AREAS 90%
- \*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
2. ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) 18" I.D., AOS N+12 OR APPROVED EQUIV.) OR RCP CLASS IV, UNLESS OTHERWISE SPECIFIED.
  3. CONTRACTOR SHALL PROVIDE SUFFICIENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CURB AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
  4. ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH 4' SUMPS.
  5. ALL DRAINAGE PIPE WITH LESS THAN 4' OF COVER SHALL BE INSULATED WITH 2 INCH RIGID FOAM INSULATION.
  6. CATCHBASINS AND DRAIN MANHOLES SHALL BE 4 FT IN DIAMETER UNLESS OTHERWISE NOTED.
  7. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
- UTILITY NOTES:**
1. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
- SEWER/WATER/DRAINAGE: CITY OF ROCHESTER
- ELECTRIC: ELECTRICITY ENERGY (ECONOMY PLAN)
- TELEPHONE/DATA: TELEPHONE/NETWORK AND FIBER/CO
2. ALL UNDERGROUND INSTALLATIONS SHALL BE CLASS 52, CEMENT LINED DUCTILE IRON PIPE.
  3. ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE CITY OF ROCHESTER, NEW HAMPSHIRE PUBLICS WORKS DEPARTMENT.
  4. ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
  5. CONNECTION TO EXISTING WATER MAIN SHALL BE CONSTRUCTED TO CITY OF ELECTRIC STANDARDS.
  6. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
  7. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.

8. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
9. A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES, A 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER INTERSECTIONS, ETC.
10. ALL WATER/SANITARY SEWER LINES SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCHESTER.
11. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF ROCHESTER.
12. ALL SEWER PIPE WITH LESS THAN 4' OF COVER IN UNPAVED AREAS AND LESS THAN 6' OF COVER IN PAVED AREAS SHALL BE INSULATED.
13. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH EVERSOURCE AND FAIRPOINT COMMUNICATIONS.

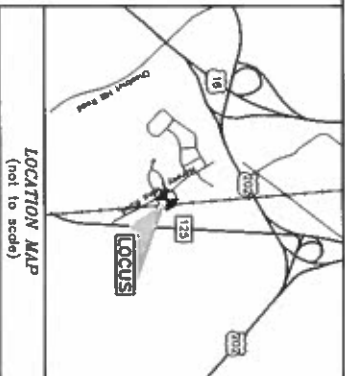
**LANDSCAPE NOTES:**

1. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE PERMITTED UNLESS APPROVED BY OWNER. ALL PLANTS SHALL BE NURSERY GROWN.
2. ALL PLANTS SHALL BE NURSERY GROWN AND PLANTS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERY STANDARDS, INCLUDING BUT NOT LIMITED TO SIZE, HEALTH, SHAPE, ETC., AND SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO ARRIVAL ON-SITE AND AFTER PLANTING.
3. PLANT STOCK SHALL BE GROWN WITHIN THE HARDINESS ZONES 4 THRU 7 ESTABLISHED BY THE PLANT HARDINESS ZONE MAP, MISCELLANEOUS PUBLICATIONS NO. 814, AGRICULTURAL RESEARCH SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE, LATEST REVISION.
4. PLANT MATERIAL SHALL BARE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE PRIOR TO DIGGING.
5. THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE PROVIDED IN THE PLANT LIST OR ON THE PLAN IS FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS IN THE LABEL AND THE NUMBER OF SYMBOLS SHOWN ON THE DRAWINGS, THE GREATER NUMBER SHALL APPLY.
6. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
7. THE CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES SHALL IMMEDIATELY BE REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
8. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED, SHALL RECEIVE SIX (6) INCHES OF LOAM AND SEED. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
9. THREE (3) INCH BARK MULCH IS TO BE USED AROUND THE TREE AND SHRUB PLANTING AS SPECIFIED IN THE DETAILS. WHERE BARK MULCH IS TO BE USED IN A CURBED SIX (6) INCHES OF LOAM AND SEED.
10. LANDSCAPING SHALL BE LOCATED WITHIN 150 FT OF EXTERIOR HOSE ATTACHMENT OR SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM.
11. SEE PLANTING DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
12. TREE STAKES SHALL REMAIN IN PLACE FOR NO LESS THAN 6 MONTHS AND NO MORE THAN 1 YEAR.
13. PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH OCTOBER 1ST. NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT.
14. PARKING AREA PLANTED ISLANDS TO HAVE MINIMUM OF 1'-0" TOPSOIL PLACED TO WITHIN 3 INCHES OF THE TOP OF TREES SHALL BE PLANTED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A400 TREES, SHRUBS AND OTHER WOOD PLANT MAINTENANCE STANDARDS PRACTICES.
15. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL EXISTING TREES AND SHRUBS SHOWN ON THE PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES AND SHRUBS SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4-FOOT SNOW FENCE PLACED AT THE DRIFT LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE OR SHRUB SHOWN TO REMAIN, WHICH IS REMOVED DURING CONSTRUCTION, SHALL BE REPLACED BY A TREE OF COMPARABLE SIZE AND SPECIES TREE OR SHRUB.
16. THE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS TO BE IN GOOD HEALTHY, FLOURISHING AND ACCEPTABLE CONDITION FOR A PERIOD OF (1) YEAR BEGINNING AT THE END OF THE CONSTRUCTION PERIOD. ALL PLANTS SHALL BE REPLACED AT THE END OF ONE YEAR PERIOD OF THE LANDSCAPE ARCHITECT'S REVIEW. ALL PLANTS GROWN AT THE END OF ONE YEAR PERIOD SHALL BE REPLACED BY THE CONTRACTOR.
17. LANDSCAPE MAINTENANCE INCLUDING WATERING DURING PERIODS OF DROUGHT.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTING AND LAWNS AGAINST DAMAGE FROM ON-GOING CONSTRUCTION. THIS PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL THE FINAL ACCEPTANCE OF ALL THE PLANTINGS.
21. PRE-PURCHASE PLANT MATERIAL AND ARRANGE FOR DELIVERY TO MEET PROJECT SCHEDULE AS REQUIRED IT MAY BE NECESSARY TO PRE-LOG CERTAIN SPECIES WELL IN ADVANCE OF ACTUAL PLANTING DATES.

EXISTING DRAINAGE AND SEWER STRUCTURE TABLE										
	S.M.N. #1	S.M.N. #2	S.M.N. #3	S.M.N. #4	S.M.N. #5	C.B. #1	C.B. #2	C.B. #3	C.B. #4	C.B. #5
SIZE	32" DIA.	32" DIA.	32" DIA.	32" DIA.	32" DIA.	24" DIA.	22" X 24"	24" DIA.	24" X 24"	22" X 24"
R/W ELEVATION	246.95	244.20	246.80	238.60	239.85	240.45	239.55	239.15	238.05	237.25
SNIP	239.75	237.40	233.95	232.00	230.95	231.90	235.00	235.00	234.60	233.45
INVERT	239.80	237.45	234.00	232.00	231.10	231.70	237.20	236.80	236.20	235.65
PIPE "A"										
TYPE	10" P.V.C.	10" P.V.C.	10" P.V.C.	10" P.V.C.	12" P.V.C.	12" C.P.P.	12" C.M.P.	12" C.P.P.	12" C.P.P.	14" R.C.P.
PIPE "B"										
TYPE	10" P.V.C.	10" P.V.C.	10" P.V.C.	12" P.V.C.	12" P.V.C.	12" C.M.P.	12" C.P.P.	12" C.P.P.	12" C.P.P.	
INVERT	239.80				232.00					
PIPE "C"										
TYPE	10" P.V.C.				10" P.V.C.					



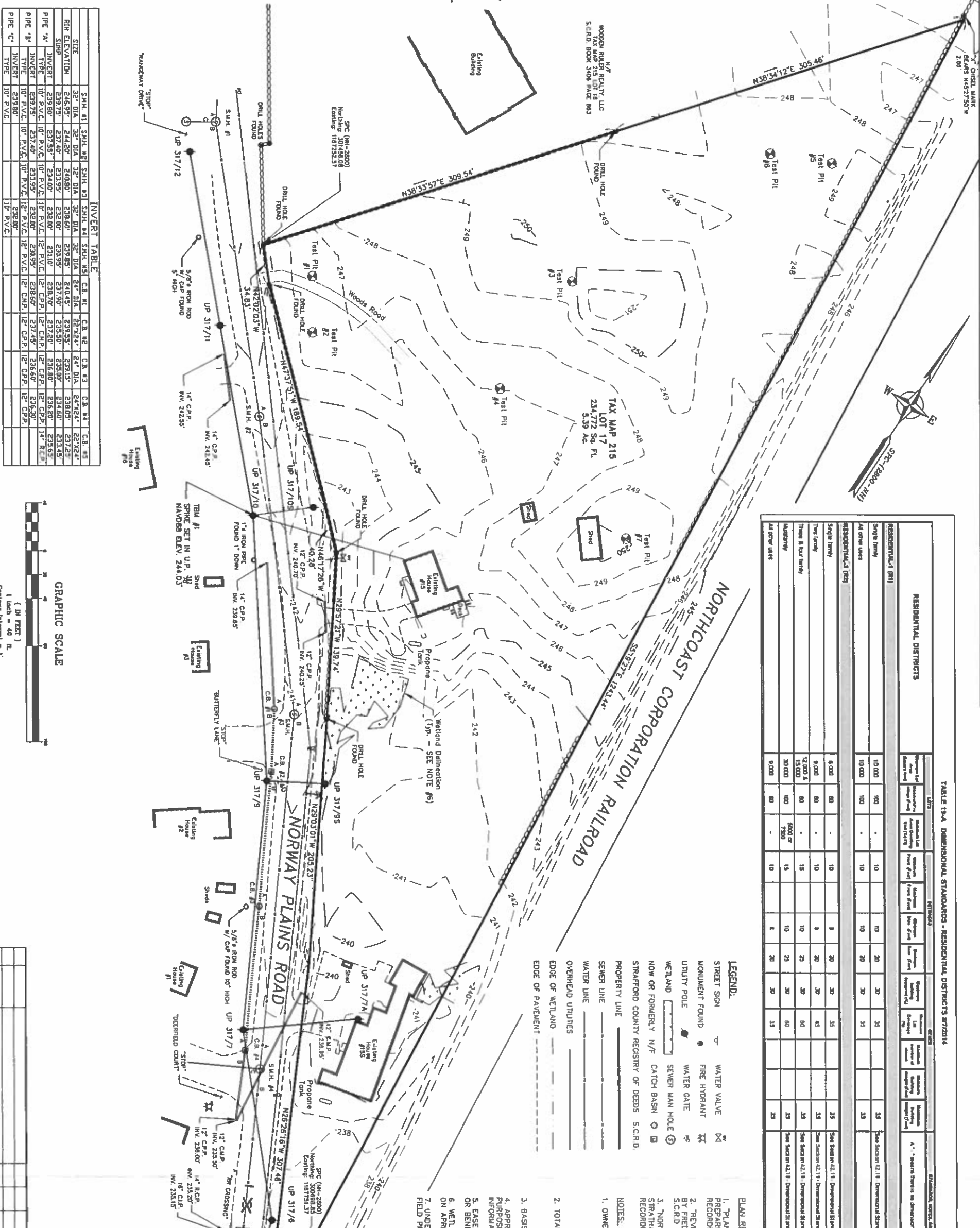




ZONING DATA:  
ZONE: Residential 2 (R2)  
REQUIREMENTS: PER TABLE 19-A

TABLE 19-A DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS 9772014											
RESIDENTIAL DISTRICTS						ESTIMATES					
RESIDENTIAL-1 (R1)	Minimum Lot Area (Acres)	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Front Yard Setback (Feet)	Minimum Side Yard Setback (Feet)	Minimum Rear Yard Setback (Feet)	Minimum Height (Feet)	Maximum Height (Feet)	Maximum Floor Area Ratio (FAR)	Maximum Density (Units/Acre)	Notes
Single family	10,000	100	10	10	10	20	30	35	35	35	See Section 12.1.8 - Dimensional Standards
Ad group 1000	10,000	100	10	10	10	20	30	35	35	35	See Section 12.1.8 - Dimensional Standards
RESIDENTIAL-2 (R2)											
Single family	6,000	80	10	10	10	20	30	35	35	35	See Section 12.1.8 - Dimensional Standards
Two family	9,000	80	10	10	10	20	30	45	45	45	See Section 12.1.8 - Dimensional Standards
Three & four family	12,000 & 15,000	80	15	10	10	20	30	60	60	60	See Section 12.1.8 - Dimensional Standards
Manufactory	30,000	100	750	15	10	25	30	60	60	60	See Section 12.1.8 - Dimensional Standards
Ad group 1000	9,000	80	10	10	10	20	30	35	35	35	See Section 12.1.8 - Dimensional Standards

- LEGEND:**
- STREET SIGN
  - MONUMENT FOUND
  - UTILITY POLE
  - WETLAND
  - NOW OR FORMERLY N/F
  - STRAFFORD COUNTY REGISTRY OF DEEDS S.C.R.D.
  - PROPERTY LINE
  - SEWER LINE
  - WATER LINE
  - OVERHEAD UTILITIES
  - EDGE OF WETLAND
  - EDGE OF PAVEMENT
  - WATER VALVE
  - FIRE HYDRANT
  - WATER GATE
  - SEWER MAN HOLE
  - CATCH BASIN
- PLAN REFERENCES:**
- "PLAN OF LAND, ROCHESTER, N.H. FOR J. BRUCE & JUNE L. ROBERTS", PREPARED BY JOHN W. DUNGIN ASSOCIATES, INC., DATED JUNE, 13, 1979 AND RECORDED AT THE S.C.R.D. AS PLAN NO. 19A-10.
  - "REVISED SUBDIVISION PLAN, JOHN E. KELLEY, ROCHESTER, N.H.", PREPARED BY FREDERICK E. DREW ASSOCIATES, DATED NOV. 1982 AND RECORDED AT THE S.C.R.D. AS PLAN NO. 23A-132.
  - "NORWAY PLAINS ROAD HOUSING, ROCHESTER, N.H., J.L.S. REALTY - STRATHAM, N.H.", PREPARED BY KIMBALL CHASE, DATED 7-23-86 AND RECORDED AT THE S.C.R.D. AS PLAN NO. 33-88.
- NOTES:**
- OWNERS OF RECORD:  
TAX MAP 215 LOTS 17  
J. BRUCE & JUNE L. ROBERTS  
S.C.R.D. BOOK 886 PAGE 419  
DATED JUNE 23, 1971
  - TOTAL EXISTING PARCEL AREA:  
TAX MAP 215 LOTS 17  
234,772 SQ. FT. (5.39 AC.)
  - BASIS OF BEARING IS PER PLAN REFERENCE #1
  - APPROXIMATE ADJUTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
  - EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
  - WETLANDS WERE DELINEATED BY COVE ENVIRONMENTAL SERVICES, INC. ON APRIL 20, 2016.
  - UNDERGROUND UTILITIES ARE APPROXIMATE LOCATIONS. VERIFY IN FIELD PRIOR TO DESIGN OR CONSTRUCTION.



INVERT TABLE											
		SMH. M1	SMH. M2	SMH. M3	SMH. M4	SMH. M5	C.B. M1	C.B. M2	C.B. M3	C.B. M4	C.B. M5
SIZE	32" DIA.	32" DIA.	32" DIA.	32" DIA.	32" DIA.	32" DIA.	24" DIA.	24" DIA.	24" DIA.	24" DIA.	24" DIA.
RIM ELEVATION	246.95'	244.80'	240.80'	238.60'	239.85'	240.45'	239.55'	239.35'	239.15'	238.95'	237.82'
SUMP	239.75'	237.40'	233.95'	232.00'	230.95'	231.50'	235.50'	235.50'	234.50'	233.45'	233.45'
PIPE "A"	TYPE	239.80'	237.95'	234.00'	232.00'	231.10'	238.70'	237.20'	236.80'	236.50'	235.35'
PIPE "B"	TYPE	10" P.V.C.	10" P.V.C.	10" P.V.C.	10" P.V.C.	12" C.P.P.	12" C.P.P.	12" C.P.P.	12" C.P.P.	12" C.P.P.	12" C.P.P.
PIPE "B"	INVERT	239.75'	237.40'	233.95'	232.00'	230.95'	238.60'	237.45'	236.60'	236.30'	235.15'
PIPE "C"	TYPE	10" P.V.C.	10" P.V.C.	10" P.V.C.	10" P.V.C.	12" P.V.C.	12" C.P.P.	12" C.P.P.	12" C.P.P.	12" C.P.P.	12" C.P.P.
PIPE "C"	INVERT	239.80'	237.40'	233.95'	232.00'	230.95'	238.60'	237.45'	236.60'	236.30'	235.15'

## Norway Plains Rd Subdivision

**Rochester, New Hampshire**

EXISTING  
CONDITIONS/DEMOLITION  
PLAN  
SCALE: AS SHOWN  
V-101



DIMENSIONAL REQUIREMENTS									
REQUIRED	BUILDING TYPE	LOT AREA SQ. FT.	FRONTAGE	SETBACKS			BUILDING FOOTPRINT (%)	LOT COVERAGE	BUILDING HEIGHT
				FRONT	SIDE	REAR			
REQUIRED	TOWNHOUSE	15,000 MIN.	80' MIN.	15.0'	10.0'	25.0'	30% MAX.	60% MAX.	35' MAX.
LOT 1	TOWNHOUSE	23,774	82'	≥15.0'	≥10.0'	≥25.0'	13%*	32%*	≤35'
LOT 2	TOWNHOUSE	15,034	82'	≥15.0'	≥10.0'	≥25.0'	21%*	42%*	≤35'
LOT 3	TOWNHOUSE	15,031	94'	≥15.0'	≥10.0'	≥25.0'	21%*	40%*	≤35'
LOT 4	TOWNHOUSE	15,347	100'	≥15.0'	≥10.0'	≥25.0'	21%*	40%*	≤35'
LOT 5	TOWNHOUSE	15,300	133'	≥15.0'	≥10.0'	≥25.0'	21%*	40%*	≤35'
LOT 6	TOWNHOUSE	15,183	243'	≥15.0'	≥10.0'	≥25.0'	21%*	33%*	≤35'
LOT 7	TOWNHOUSE	15,214	167'	≥15.0'	≥10.0'	≥25.0'	21%*	30%*	≤35'
LOT 8	TOWNHOUSE	15,140	166'	≥15.0'	≥10.0'	≥25.0'	21%*	30%*	≤35'
LOT 9	TOWNHOUSE	15,009	89'	≥15.0'	≥10.0'	≥25.0'	21%*	46%*	≤35'
LOT 10	TOWNHOUSE	15,012	146'	≥15.0'	≥10.0'	≥25.0'	19%*	27%*	≤35'
REQUIRED	SINGLE FAMILY	6,000 MIN.	60' MIN.	10.0'	8.0'	20.0'	30% MAX.	35% MAX.	35' MAX.
LOT 11	SINGLE FAMILY	20,161	158'	≥10.0'	≥8.0'	≥20.0'	9%	15%	≤35'
LOT 12**	N/A	16,703	-	-	-	-	-	-	-

\*ASSUMES 40' x 80' BUILDING FOOTPRINT

\*\*LOT 12 TO BE USED FOR DRAINAGE.

PARKING REQUIREMENTS									
REQUIRED	BUILDING TYPE	UNITS	NUMBER OF SPACES	PARKING STALL SIZE	SETBACKS/BUFFERS			90° DRIVE AISLE	
REQUIRED	TOWNHOUSE	-	2 PER UNIT	9'x18' MIN.	FRONT	SIDE	REAR	20' MIN	
LOT 1	TOWNHOUSE	4	≥8	≥ 9'x18'	≥15.0'	≥10.0'	≥25.0'	22'	
LOT 2	TOWNHOUSE	4	≥8	≥ 9'x18'	≥15.0'	≥10.0'	≥25.0'	22'	
LOT 3	TOWNHOUSE	4	≥8	≥ 9'x18'	≥15.0'	≥10.0'	≥25.0'	22'	
LOT 4	TOWNHOUSE	4	≥8	≥ 9'x18'	≥15.0'	≥10.0'	≥25.0'	22'	
LOT 5	TOWNHOUSE	4	≥8	≥ 9'x18'	≥15.0'	≥10.0'	≥25.0'	22'	
LOT 6	TOWNHOUSE	4	≥8	≥ 9'x18'	≥15.0'	≥10.0'	≥25.0'	22'	
LOT 7	TOWNHOUSE	4	≥8	≥ 9'x18'	≥15.0'	≥10.0'	≥25.0'	22'	
LOT 8	TOWNHOUSE	4	≥8	≥ 9'x18'	≥15.0'	≥10.0'	≥25.0'	22'	
LOT 9	TOWNHOUSE	4	≥8	≥ 9'x18'	≥15.0'	≥10.0'	≥25.0'	22'	
LOT 10	TOWNHOUSE	4	≥8	≥ 9'x18'	≥15.0'	≥10.0'	≥25.0'	22'	
REQUIRED	SINGLE FAMILY	-	2	9'x18' MIN.	10.0'	5.0'	10.0'	-	
LOT 11	SINGLE FAMILY	1	≥2	≥ 9'x18'	≥10.0'	≥5.0'	≥10.0'	-	
LOT 12*	N/A	-	-	-	-	-	-	-	

\*LOT 12 TO BE USED FOR DRAINAGE.

BEDROOM COUNT:	PROPOSED
PRIMARY BEDROOM	41 BEDROOMS
SECONDARY BEDROOM	83 BEDROOMS
TOTAL	124 BEDROOMS

NOTE:  
SEE NOTES AND LEGEND SHEET  
FOR MORE INFORMATION

LEGEND



PROPOSED UNDERGROUND  
PROPANE TANK

PROPOSED SIGN

PROPOSED STORMWATER  
MANAGEMENT AREA

PROPOSED CITY  
RIGHT-OF-WAY

NORWAY PLAINS ROAD

SCALE IN FEET  
0 20 40  
GRAPHIC SCALE

Norway Plains  
Rd Subdivision

Ekimbor, LLC

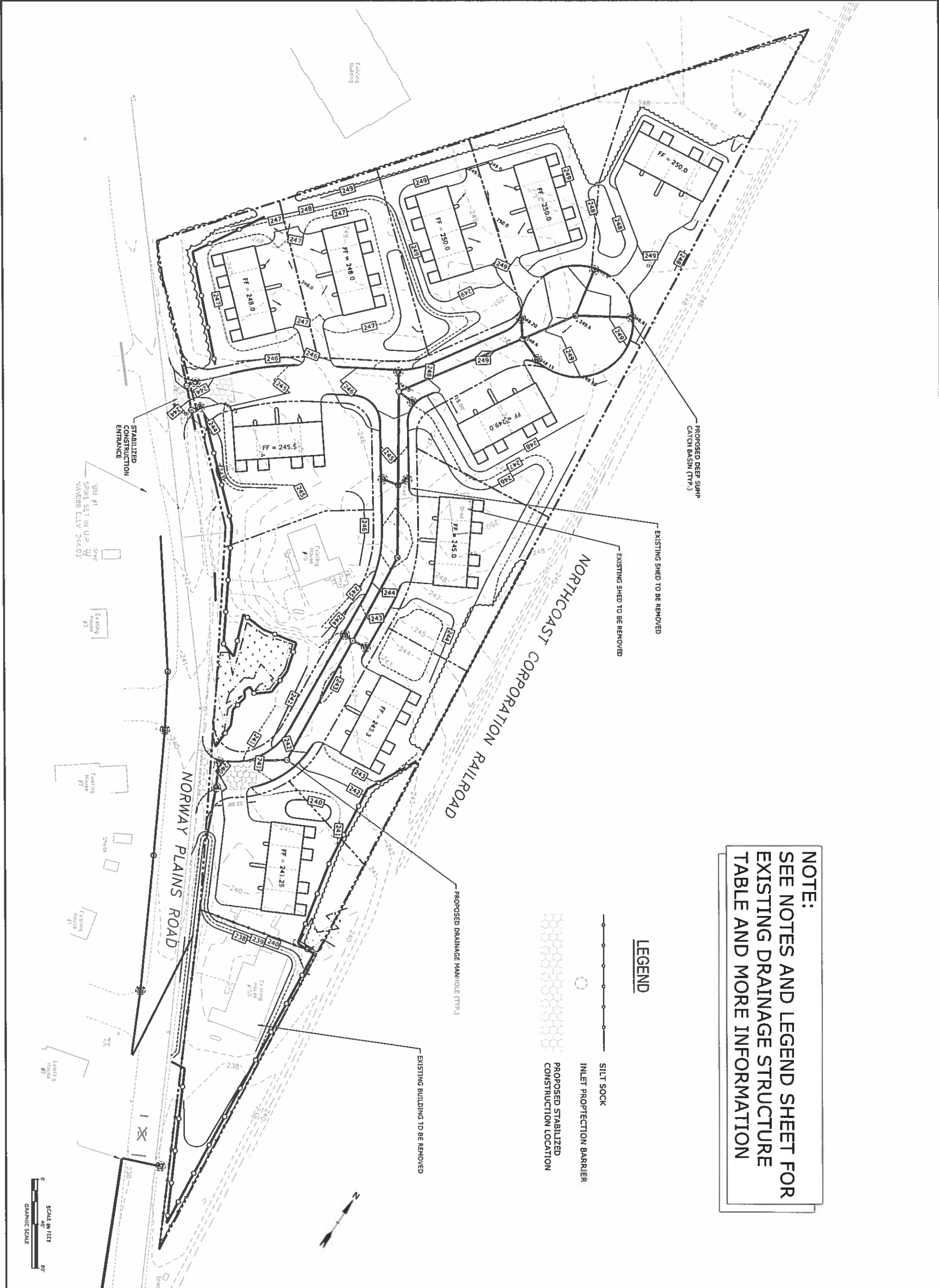
Rochester, New  
Hampshire

SITE PLAN

SCALE: AS SHOWN

C-101

MARK	DATE	DESCRIPTION
PROJECT NO:	G-0091	
DATE:	9/15/2016	
TITLE:	G0691-SITE-PLAN.dwg	
DRAWN BY:	ERC/JAM	
CHECKED:	KAN	
APPROVED:	BLM	



NOTE:  
SEE NOTES AND LEGEND SHEET FOR  
EXISTING DRAINAGE STRUCTURE  
TABLE AND MORE INFORMATION

LEGEND

- SILT SOCK
- INLET PROTECTION BARRIER
- PROPOSED STABILIZED CONSTRUCTION LOCATION

Norway Plains  
Rd Subdivision

Ekimbor, LLC

Rochester, New  
Hampshire

DATE	DESCRIPTION
PROJECT NO.	G-0693
DATE:	07/27/2016
FILE:	G0693-GRAD-PLAN.dwg
DRAWN BY:	ERC/KAH
CHECKED:	KAH
APPROVED:	BLM

GRADING PLAN

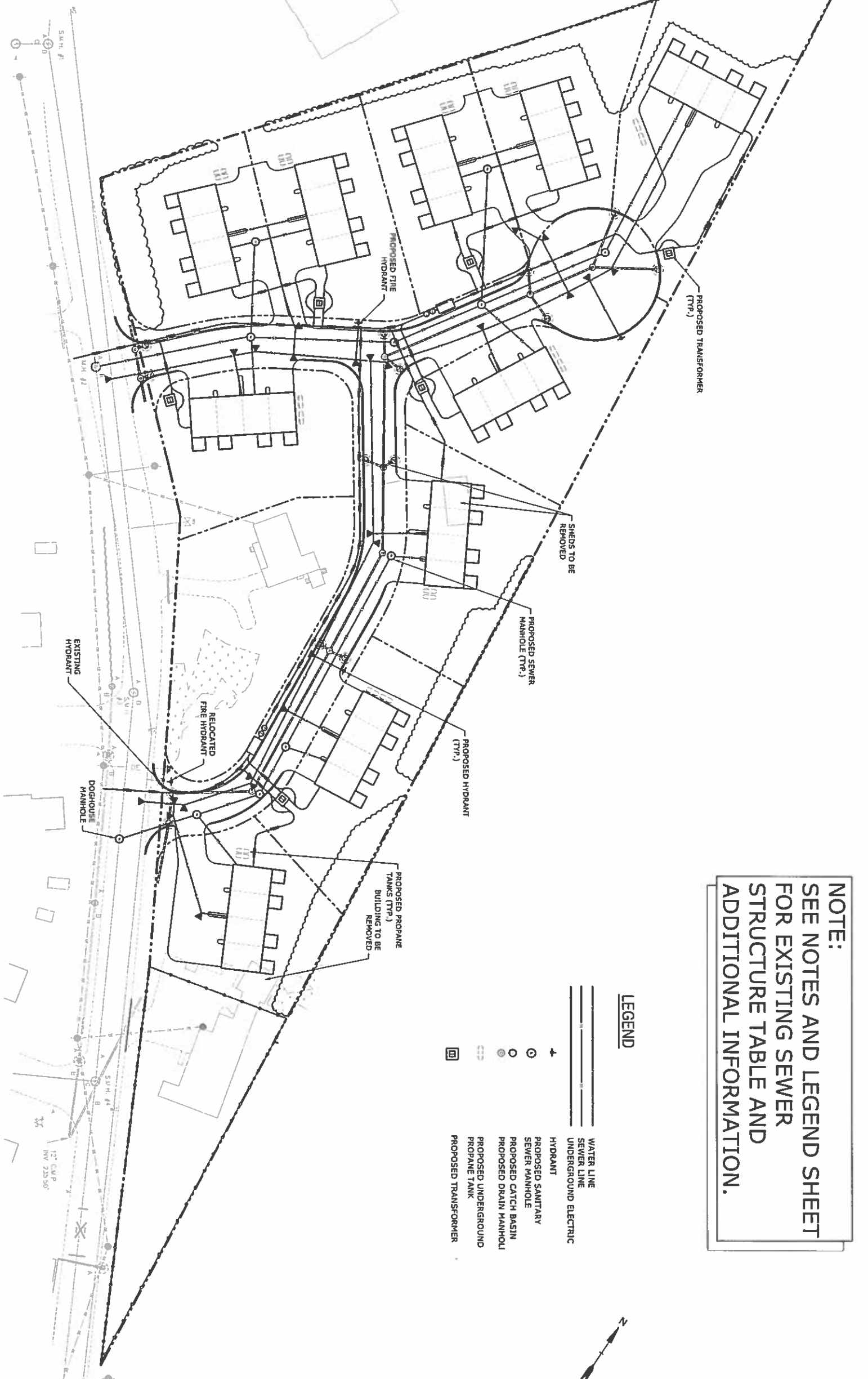
SCALE: AS SHOWN

C-102

NOTE:  
SEE NOTES AND LEGEND SHEET  
FOR EXISTING SEWER  
STRUCTURE TABLE AND  
ADDITIONAL INFORMATION.

LEGEND

- WATER LINE
- SEWER LINE
- UNDERGROUND ELECTRIC
- HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED UNDERGROUND PROpane TANK
- PROPOSED TRANSFORMER



Norway Plains  
Rd Subdivision

Ekimbor, LLC

Rochester, New  
Hampshire

MARK	DATE	DESCRIPTION
PROJECT NO.	G-0693	
DATE:	07/25/2016	
FILE:	G0693-UTL-PLAN.dwg	ENC/CAH
DRAWN BY:	KAM	
CHECKED:	BLM	
APPROVED:		

UTILITIES PLAN

SCALE: AS SHOWN

C-103